

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 2, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	12-DR-2006 Skeptical Chymist		
LOCATION	15688 N. Pima Road		
REQUEST	Request approval for a change to the exterior skin design to add a unique shop front.		
OWNER	Westwood Financial 480-314-3300	ENGINEER	Walter Bendix Nelson 480-595-8618
ARCHITECT/ DESIGNER	Walter Bendix Nelson 5995-8618	APPLICANT/ COORDINATOR	Trevor Kingston TW Steves LLC 480-213-7291

BACKGROUND

Zoning.

The property is zoned Highway Commercial District (C-3). The C-3 District allows for a range of commercial, retail, and office uses.

Context.

This property is a restaurant/bar located within a large shopping center at the southwest corner of Frank Lloyd Wright Boulevard and the Loop 101/Pima Freeway. There is a frontage road between the freeway and the shopping center, and the subject business abuts that frontage road and an entrance drive to the shopping center. The restaurant/bar is located on the inside corner of a strip retail building containing other retail and restaurant tenants.

The predominant colors of the existing building and shopping center are tan and beige color tones, with green steel window frames and green steel window awnings. However, there are other materials and colors at various locations throughout the shopping center. These include wood trellises and blue steel window frames. Other restaurants in the center have introduced new colors as well, including purple storefronts, black storefronts, blue storefronts, blue awnings, multi-colored tiles and awnings, and stone-accented entrances.

Adjacent Uses and Zoning:

- North: Existing commercial storefronts and auto repair in the Highway Commercial (C-3) zone.
- South: Existing retail and commercial businesses in the same shopping center in the Highway Commercial (C-3) zone
- East: Loop 101/Pima Freeway
- West: Existing retail and commercial businesses in the same shopping center in the Highway Commercial (C-3) zone

APPLICANT'S
PROPOSAL**Applicant's Request.**

This is a request to modify the front exterior building materials and colors of an individual suite in an existing multi-tenant retail building. The applicant proposes to remove the existing green awnings and install a new blue and brown wood storefront over the existing green storefront. The modifications are intended to provide a unique appearance to the restaurant/bar suite to distinguish itself from the other retail suites. The modifications will only be seen from the interior parking lot of the commercial center. There are no proposed changes to the rear patio storefront area that can be seen from the freeway frontage road and entrance drive.

Development Information.

- Existing Use: Restaurant/Bar
- Parcel Size: 294,668 Square Feet for the shopping center (6.75 Acres)
- Building Height Allowed: 36 Feet
- Existing Building Height: 25 Feet
- Storefront Length: 50 feet
- Floor Area: 4,932 Square feet + 630 Square-foot rear patio

DISCUSSION

The proposed modifications would provide a unique appearance to the restaurant/bar suite and would distinguish it from the other retail suites. However, the proposed bright glossy blue color and dark wood stain, along with the removal of the steel awning, represent a significant departure from the existing building's colors and materials. Although the modifications can only be seen from the interior parking lot of the commercial center, it is recommended that a muted blue color would be a more appropriate compliment to the existing color scheme.

The applicant is also considering alternative blue colors and will likely present alternatives at the Development Review Board Hearing.

Although not shown on the elevations, the applicant is also proposing a series of blue gooseneck lamps above the storefront that will shine light downward. However, gooseneck lamps are generally used only to light the storefront (similar to a lighting a billboard) and not the pedestrian activity area. Also, the proposed gooseneck lamps would be located higher on the wall (over 12 feet) than other wall lighting sconces in the center (less than 12 feet). Since there are no gooseneck lamps elsewhere on the building or in the shopping center, it is not recommended that they be introduced to this storefront.

KEY ISSUES

The proposal represents a significant departure from the existing building's colors and materials.

STAFF
RECOMMENDATION Staff recommends approval subject to the attached stipulations, which include the use of an alternative blue color.

STAFF CONTACT(S) Tim Curtis, AICP
Principal Planner
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS 1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Elevations
5. Gooseneck Lamp Details
A. Stipulations

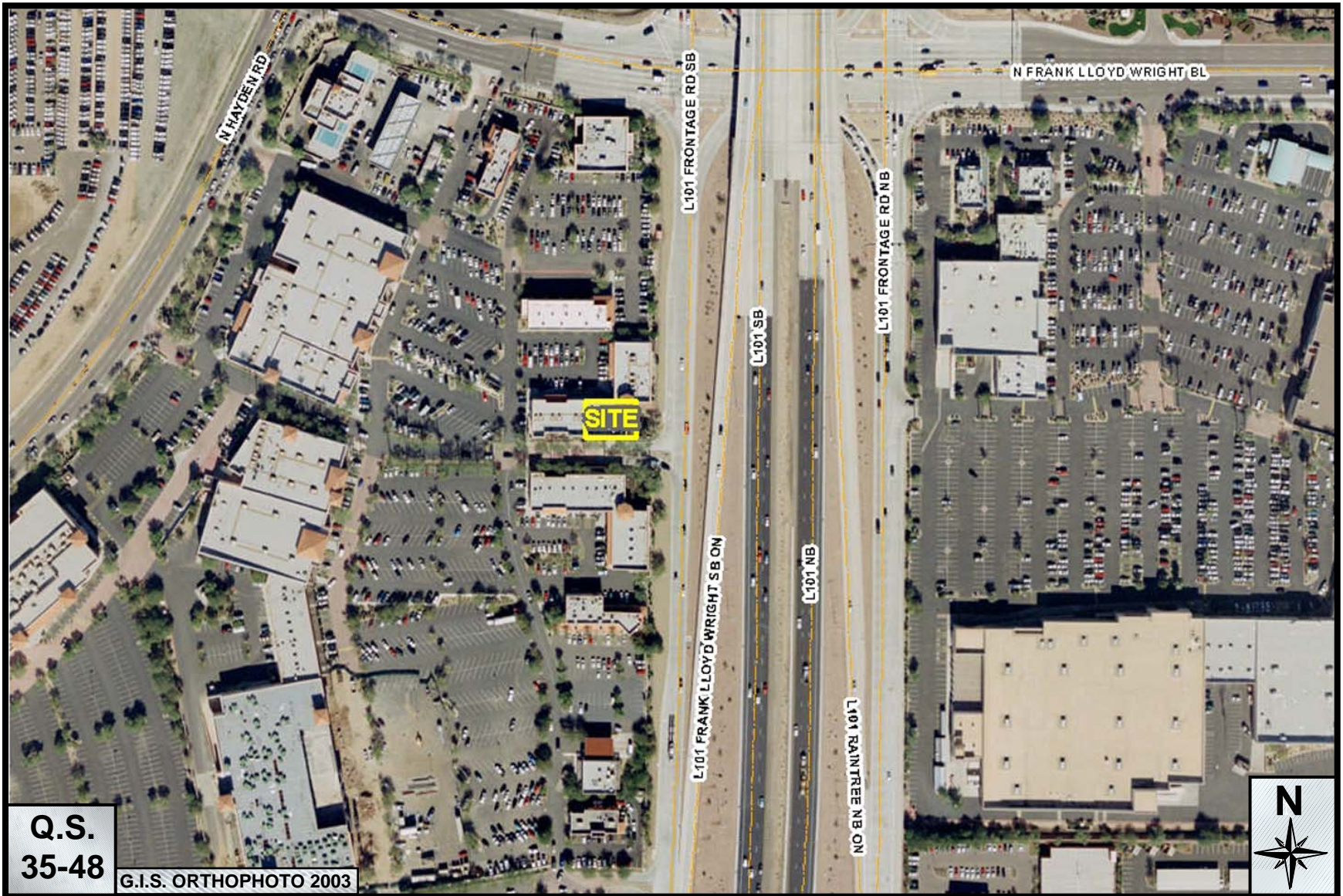
Skeptical Chymist – Irish Pub Front

The exterior of an Irish pub is as unique and idiosyncratic as the interior of the pub itself; it offers a curious onlooker a small piece of delights that await beyond its doors. When plate glass came to Ireland, rather than embrace large open front's pubs the proprietors remained with glass separated by pillars in the event a window got broken during market day and not all of it went. The name pub and grocery, chymist, victualler, funeral parlor all go hand in hand, the patron could receive anything from packaged goods to cures for a variety of ailments on a single visit to his local pub, the pronouncement of these services were clearly marked on both window and Pub façade. Pub Fronts are part of Ireland's unbroken tradition; they are unique and will begin to be treasured when it is too late.

The Skeptical Chymist will employ all the facets of a traditional Irish Pub Front providing a hand crafted exterior that will add to the appearance and of the shopping center. The design and Manufacture methods were provided by the Irish Pub Concept, a division of Guinness PLC and examples of which are found all over the world (www.irishpubconcept.com) and the pub front we will be constructing is attached.

The Pub Front will be made of Birch and finished with the American hardwood Alder, both are resilient to the elements and workable to an ornate finish. The Pub front signage lettering will be illuminated by incandescent Gooseneck lighting that will provide a softer illumination than fluorescent or neon lighting. The Entry Doors will paneled solid doors constructed from mahogany and stained with Dark Walnut.

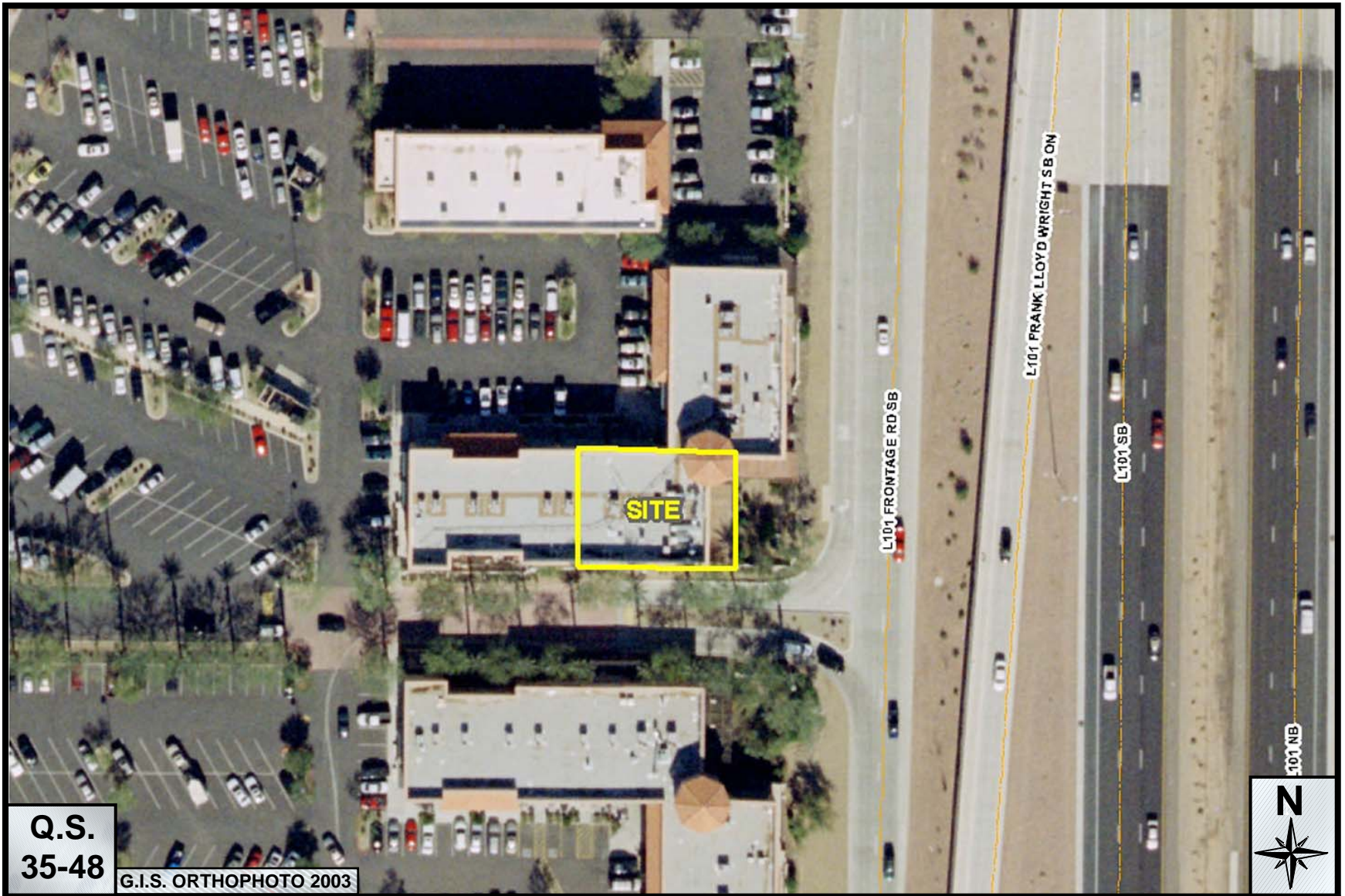
Most of the entire pub contents has been shipped from Ireland and will be proudly displayed in the interior with some select and interesting items being displayed in the Pub windows, to allow us to keep a continuous effect throughout the Pub, the Pub front will be essential to its success.



Skeptical Chymist

12-DR-2006

ATTACHMENT #2



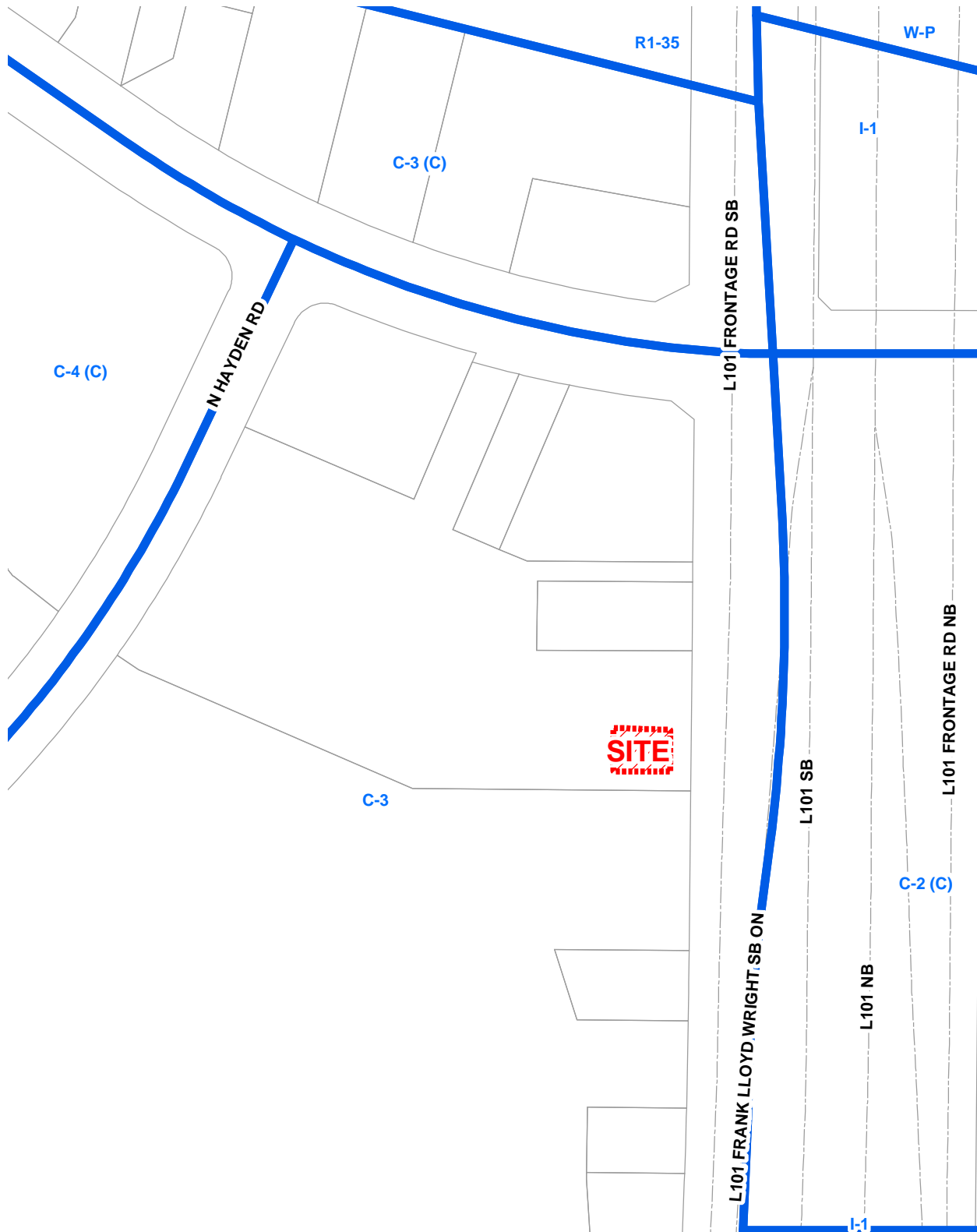
Q.S.
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G.I.S. ORTHOPHOTO 2003

Skeptical Chymist

12-DR-2006

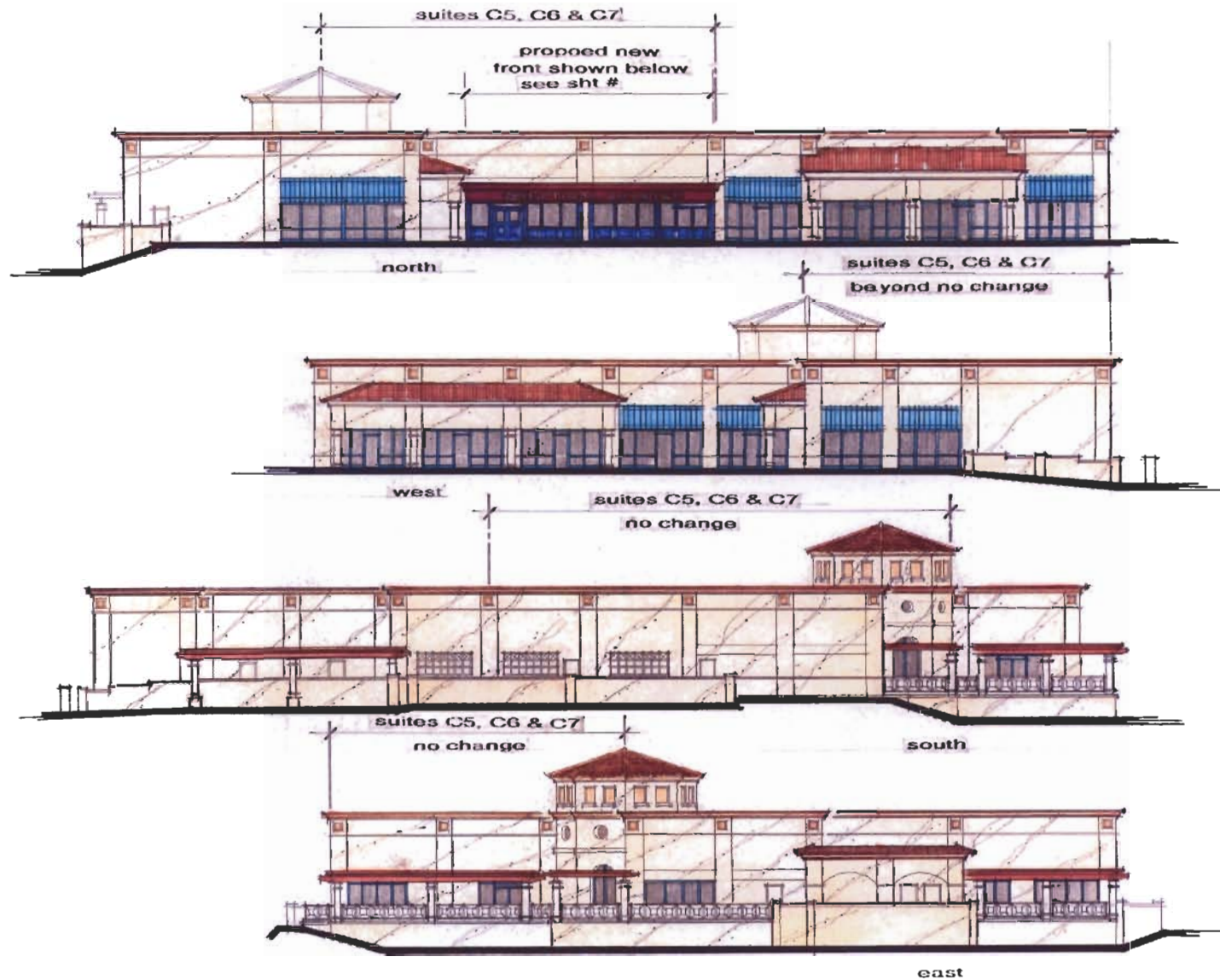
ATTACHMENT #2A



12-DR-2006

ATTACHMENT #3

I



existing EXTERIOR ELEVATIONS SHOPS "C"
SCALE 7/32" = 1'-0"

SKETCHED BY: JENNIFER SCOTT/DALE

ARCHITECT

WALTER BENDIS NELSON

PO BOX 4549
CAVE CREEK, ARIZONA 85327

480-895-5618



part III
item #1

12-DR-2006
1/20/2006



SKEPTICAL CHYMIST SCOTTSDALE

ARCHITECT

WALTER BENDIX NELSON

4100 N. 58th St.

PO BOX 4549
CAVE COTTEN ARIZONA 85327



part III
item #3

12-DR-2006
1/20/2006

☒ (B) GLOSSY FINISH MAHOGANY STAIN FINISH

PROPOSED EXTERIOR ELEVATION

ARCHITECT

WALTER BENDIX NELSON

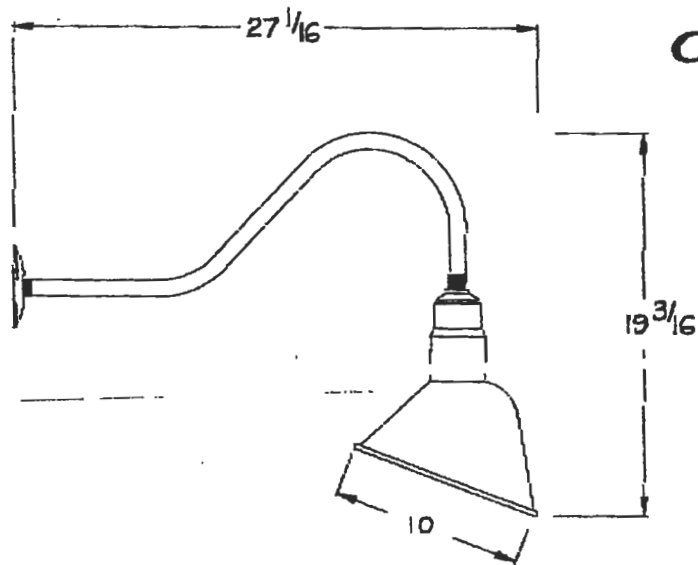
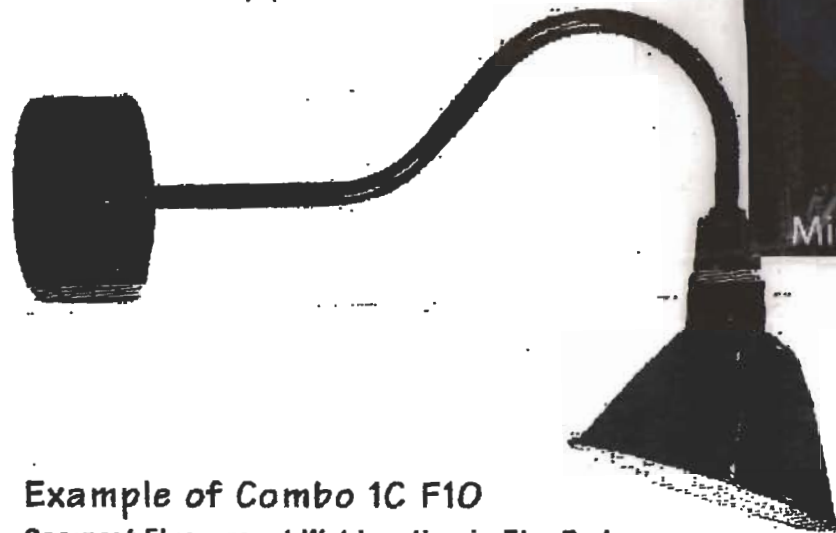
P.O. BOX 4549
CAVE CREEK, ARIZONA 85327

P.O. BOX 4549

RECEIVED
JAN 10 1964
U.S. DEPT. OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

part III
item #1 a.

12-DR-2006
1/20/2006

**Combo 1 ***

F08
Midnight Blue

Example of Combo 1C F10
Compact Fluorescent Wet location in Fire Red.

Alternate configurations available.
CF - Compact Fluorescent MH - Metal Halide

Direct Mount Ballast	COMBO	Description Ballast Location	Watt	Volt
	1A	Incandescent	200W Maximum	120 to 277
	1B	CF Dry/Damp	42W	120 to 277
	1C	CF Wet	42W	120 to 277
	1D	MH Dry/Damp	100W	120 to 277
	1E	MH Wet	100W	120 to 277



See Color Chart for alternate Finishes.
Visit www.tmslighting.com for updates and to view in color



Custom Colors, Copper, Brass, Gun Metal, Anodized Aluminum,
Galvanized, and Brushed Aluminum are also available - Consult TMS

Remote Ballast	COMBO	Description Ballast Location	Watt	Volt
	1H	CF Fixture Wet Ballast Dry/Damp	42W	120 to 277
	1J	CF Wet	42W	120 to 277
	1K	MH Fixture Wet Ballast Dry/Damp	100W	120/277/347
	1L	MH Wet	100W	120/277/347

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TMS LIGHTING LIMITED

Lamp included in all CF and MH combo's.
Complete with cover plate, leads and socket

DATE: 01 MAY 04

SIZE
LTR

FSCM NO.

DWG NO.

Combo 1

REV

DRAWN BY: JB

SCALE NTS

Rev. 10/04

SHEET 1 OF 1

**Stipulations for Case:
Skeptical Chymist
12-DR-2006**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Walter Bendix Nelson with a staff receipt date of 1/20/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The bright glossy blue paint shall be substituted with a muted blue color to the satisfaction of the Project Coordinator.
3. No gooseneck lights shall be added to the exterior of the building. Exterior building-mounted lights shall be consistent with the center and mounted no higher than twelve (12) feet from adjacent grade.